Case 17-14454-elf Doc 427-1 Filed 01/13/20 Entered 01/13/20 17:57:44 Desc Exhibit A Page 1 of 28

EXHIBIT "A"

EXHIBIT F

Budget

Case 17-14454-elf Doc 327-6 Filed 08/13/20 Entered 08/13/20 17:56:06 Desc	٠
Townhome Sales less closing costs & release amounts required at closing DISBURSEMENTS (See supporting schedules for line items.) Site Improvements Construction costs Project contingency Subtotal-Receipts Less Subtotal-Receipts Less Dossible Bankruptcy Expenses Bankruptcy Expenses Bankruptcy Expenses Bankruptcy Expenses Sub-schedules: O.00% NOTES: (1)-Per RDA Counsel	ISLAND VIEW CROSSING II, LP CASH FLOW BUDGET PROJECTION
1,337,300 1,337,300 402,986 296,868 166,950 4,497 304,000 162,000 (100,000)	Month 1
62,000 814,404 814,404 814,404 814,404 296,868 85,829 3,851 117,000 117,000 117,000	Month 2
26,964 927,937 927,937 927,937 927,937 220,000 560,940 95,200 95,200 95,742 - - - - - - - - - - - - - - - - - - -	Month 3
26,964 \$ 27,937 \$ 20,000 \$ 20,940 \$ 3,602 \$ 3,602 \$ 3,602 \$ 5,159 \$	
	2
S	2
49,005 479,514 479,514 479,514 479,514 479,514 479,514 479,514 479,514 479,514 479,514 479,514 479,514 479,514 479,514 479,514 479,514 479,514 479,514 48,118	Month 5
238,677 238,677 238,677 238,677 255,356 221,438	Month 6
w w wwww w w w w w w w w w	
21,438 1,009,600 1,009,600 1,009,600 33,009 280,043 3,602 200,000 492,946 492,946	Month 7
	17
\$ 2,023,300 \$ 2,023,300 \$ 2,023,300 \$ 396,108 \$ 63,700 \$ 3,072 \$ 462,880 \$ 1,560,420 \$ 2,074,804	Month 8
\$ 5 1,03 \$ 5 1,03 \$ 5 1,03 \$ 5 1,03	Mo
2,074,804 \$ 2,107,057 1,228,000 \$ 436,800 1,228,000 \$ 436,800 1,228,000 \$ 436,800 2,888 \$ 2,757 2,888 \$ 2,757 - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Month 9
S S S S S S S S S S	M _C
\$ 436,800 \$ 436,800 \$ 1,155,315 \$ 117,040 \$ 2,757 \$ 2,757 \$ 2,757 \$ 1,258,745	Month 10
\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2
\$ 2,074,804 \$ 2,107,057 \$ 1,268,745 \$ \$ \$. \$ 75,000 \$ \$ \$ \$ \$ 51,228,000 \$ 436,800 \$ 75,000 \$ \$ \$ \$ 1,023,000 \$ \$ 1,253,315 \$ 1,048,036 \$ \$ \$ 103,075 \$ 117,040 \$ 51,450 \$ \$ \$ 2,888 \$ 2,757 \$ 2,705 \$ \$ \$ 2,888 \$ 2,757 \$ 2,705 \$ \$ \$ 1,145,747 \$ 1,275,112 \$ 1,102,191 \$ \$ \$ (50,000) \$ - \$ - \$ - \$ \$ \$ \$ (50,000) \$ - \$ - \$ - \$ \$ \$ \$ \$ (50,000) \$ - \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ 2,107,057 \$ 1,268,745 \$ 241,554 \$ \$ \$ \$ \$ 2,107,057 \$ 1,268,745 \$ 241,554 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Month 11
54 91 91 05 536 00 00 45 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	H
	Month 12
241,554 100,000 655,200 755,200 	h 12

Case 17-14454-elf Doc	327-6 File	d 08	/13/26	Entered	08/13/26	17:58:06	Desc	
*Supplemental project contingency factor in addition to specific contingencies provided on sub-schedules: 0.00% NOTES: (1)-Per RDA Counsel	anagement Cash Agreement (Amt er 30 mo period as enses	1 1	/13/20 Additional investor loan payoff Pagimounts Total Disbursements	≺.	Total Receipts See supporting tems.)	Townhome Sales less closing costs & release amounts required at closing	Beginning Balance: RECEIPTS Investor Loan Funding	ISLAND VIEW CROSSING II, LP CASH FLOW BUDGET PROJECTION
	0, 0,	"	\$ 1,0			\$ 1,2	\$ \$	Mc
	- 432,195	166,281	1,083,719	531,075 379,604 170,415 - 2,626	1,250,000	1,225,000	265,915 25,000	Month 13
	w w	\$	w w w		1	₩	ν ν	
	305,973	(126,223)	696,023	154,000 288,829 133,699 - 2,495	569,800	569,800	432,195	Month 14
	1 1		1 1					14
	5 5 5	\$ 17	\$ 1,20			\$ 1,3;	\$ 30	Mo
	476,660	170,688	1,208,812	488,894 544,649 173,076 - 2,194	1,379,500	1,379,500	305,973	Month 15
	~ ~ ~	\$	\$ \$				s	
	288,614	(188,047)	525,360 1,477,547	767,459 182,665 - 2,063	1,289,500	\$ 1,289,500	476,660	Month 16
	14 5 5 5	47) \$	60 \$ 47 \$				\$ 60	16
	672	383	866	800 63	1,249,500	\$ 1,249,500	288	Month 17
	672,014	383,400	866,100	800,468 63,700 - 1,931	1 1		288,614	h 17
	w w	\$ 2	8	7	\$ 1,0	\$ 1,070,850	\$ \$	Mo
		227,391	843,459	767,459 74,200 - 1,800	1,070,850	70,850	672,014	Month 18
	w w w	\$	w w w		· .	\$	v v	
	315,255	(584,150)	834,050	511,640 120,715 - 1,695	249,900	249,900	899,405	Month 19
	\$ \$	150) \$	\$ 050		\$ 000	\$ 000	405 \$	19
		1 1			1 1			Mon
	461,270	146,015	357,825	297,081 59,500 - 1,244	503,840	503,840	315,255	Month 20
	w w w	\$	W W V	* ****		45	s s	
	691,715	230,445	134,935	74,270 59,500 - 1,165	365,380	365,380	461,270	Month 21
	\$ \$ \$	\$ 5	5 5		\$ 000	% \$	\$ \$	21
	(50,000) (225,000)	708	113	112	822	822	691	Month 22
	1 1	708,205	113,900	112,840 - 1,060	822,105	822,105	691,715	h 22
	\$ 1,0	S	W W		ν.	45	\$ 1,124,920 \$ -	Mo
	1,076,846	(48,074)	48,074	47,250 824	.	,	24,920	Month 23
	\$ \$ \$	\$	www.		φ.	₩.	\$ \$	
	(50,000) (225,000) 711,772	(90,	90,0	89			1,076,846	Month 24
		(90,074) \$	90,074	89,250 889,250				24
		1 1	\$ \$ V		\	•	\$ \$ 7	Mo
	596,008	(115,764)	115,764	114,940 - 824	.	,	711,772	Month 25
	w w w	\$ (1	\$ \$ \$		v.	•	\$ \$	
	(50,000) (225,000) 266,459	(54,5	54,5	53,725 - 824			596,008	Month 26
		(54,549)	54,549					26
		\$ (6	W W W		√	<.	\$ 26	Mo
	211,910	(54,549)	54,549	53,725 - 824	.		266,459	Month 27
	171	-	1-1		1 1		Ψ	-

Case 17-14454-elf Doc	327-6 Filed	d 08/	13/20	Entered 08/13/2	20 17:58:4 6	Desc	
*Supplemental project contingency factor in addition to specific contingencies provided on sub-schedules: 0.00% NOTES: (1)-Per RDA Counsel	Honstruction Management Cash Live per Agreement (Amt Xo be spread over 30 mo period as Bankruptcy Expenses	Subtotal-Receipts Less Disbursements	Additional investor loan payoff e dimounts Total Disbursements	DISBURSEMENTS (See supporting schedules for line items.) Site Improvements Construction costs Project costs Project costs Project mosts Project pmts (Note 1) ChiDA Loan-Interest pmts (Note 1)	Townhome Sales less closing costs & release amounts required at closing Total Receipts	Beginning Balance: RECEIPTS Investor Loan Funding	ISLAND VIEW CROSSING II, LP CASH FLOW BUDGET PROJECTION
	w w w	\$	\$ \$	w w w w w	s s	s s	
	(50,000) (225,000) (207,729)	(144,639)	144,639	143,815 - - 824		211,910	Month 28
	w w w	S	W W	***	v v	\$ \$	
	987,222	1,194,951	54,549	53,725 824	1,249,500	(207,729)	Month 29
	\$ \$ \$	\$	www.	***	s s	\$ \$	
	(186,641) (1,746,050) 9,502	954,970	107,758	107,065	1,062,728	987,222	Month 30
	w w w	*	w w	***	w w	\$	
	(386,641) (2,846,050) 9,502	3,242,192	938,000 525,360 17,828,311	2,142,848 10,958,348 3,198,536 -	16,390,503	4,680,000	TOTALS

ISLAND VIEW CROSSING II, LP SALES PROJECTIONS

44	·	4-6	eit	L	Joc	347 -	10 FIII	ed OA/1	8/20		ea	UΦ/	15	120) 1	<i>i</i> :3	0	UC	•	L	е	SC		
		Investor Loan for Bidgs 70% & other terms per 11-13	Release price for	Total adjustments to sales price excl Bldgs 11-13	(Note 1)	Other closing costs netted from sales price Sales transfer fee	Release price for newstor loan for 31-74 Xunits excl Bldgs 11-13	Picelease price for investor loan for 16-30 Aunits excl Bldgs 11-13	A State Names Release price to Pru- Rem homes	Adjustment for Pre-Construction Discount if applicable. Sociales commissions Afficiency Afficiency Adjustment for Pre-Construction Discount if applicable. 3.0% Afficiency Thelease price to Pru-	Sales Price Factor	Building 9	Building 7	Building 5 Building 6	Building 12	Building 11 Building 13	Building 8	Building 3	Building 10	Building 2	Building 4			
100000	NET SALES DROCEEDS	70% & other terms per	e Bidgs 11-13 releases	s price excl Bldgs 11-13	1.0%	1.0%	\$ 30,000	\$ 15,000	\$ 25,000 \$ 45,000	3.0% \$ 12,350.00	1.00	\$ 355,000		\$ 355,000		\$ 430,000	\$ 355,000		\$ 285,000		\$ 325,000	Sales Price per unit in building	\$ 5,000	
	٨	^	•	s	ς,	s	s.	¢s.	٧.	licable.	73 \$	4 4		7	6	J 6	6	4	4 6	5	7	54 5	5,000 Units Month 1	
	^	^	45	. \$	\$	•	, s	•	•	· ·	\$												1 Month 2	
,	n 1	•	•		, \$	•	· •	, •		· ·	. \$													
										, ,													Month 3	
	•	,		\$,	•		,		\$												Month 4	
v	٥	٠	40	s	₩.	45	w	₩.	⋄	w w	\$												Month 5	
		n	•	\$	· •	· •	· •	· •	. ♦	, , v, v,	5												Month 6	
· > 1,		n	. \$ 1	\$	•	•	· •	5	55	· ·	. \$ 1									s	s		Month	
1,009,600 \$		3	009,600 \$	(210,400) \$	(12,200) \$	(12,200) \$, ss	(100,000) \$	(36,600) \$ (49,400) \$	1,220,000 \$,	570,000 \$	\$ 0,000		7	
2,023,300			2,023,300 \$	(381,700) \$	(24,050) \$	(24,050) \$,	(175,000) \$	(72,150) \$ (86,450) \$	20,000 \$ 2,405,000 \$ 1,505,000 \$							000,000			975,000		Month 8	
\$ 1,228,000	1	,	\$ 1,228,000 \$		(15,050) \$	\$ (15,050) \$,	\$ (15,000) \$	\$ (125,000) \$	\$ (45,150) \$ \$ (61,750) \$	\$ 1,505,000							\$ 570,000		\$ 285,000	\$ 650,000		Month 9	
\$ 436,800	ı	•	\$ 436,800 \$	\$ (133,200) \$			•	\$ (30,000) \$	\$ (50,000) \$	\$ (17,100) \$ \$ (24,700) \$	\$ 570,000 \$						•	\$ 570,000					Month 10	
\$ 00	\$			0) \$	(5,700) \$	(5,700) \$	⇔	\$ (00	\$ (00	0) \$ \$	\$ 00						7	8					Month 11	
s,	- \$		\$	\$	\$	\$, \$5	•	٠	· ·	\$													
655,200				(199,800) \$	(8,550) \$	(8,550) \$,	(45,000) \$	\$ (75,000) \$	(25,650) \$ (37,050) \$	\$ 855,000								\$ 855,000				Month 12	
\$ 1,225,000				\$ (340,000)	\$ (15,650)	\$ (15,650)		\$ (75,000)	\$ (125,000)	\$ (46,950) \$ (61,750)	\$ 1,565,000						\$ 710,000		\$ 855,000				Month 13	

NOTES-(1) With a confirmed plan becomes 0.

ISLAND VIEW CROSSING II, LP SALES PROJECTIONS

							Exhibit	A	Pa	ae	В	of	2	8																				
	11-13	Investor Loan for Bldgs 70% & other terms per	SALES PROCEEDS before Bidgs 11-13 releases	Total adjustments to sales price excl Bldgs 11-13	(Note 1)	Other closing costs netted from sales price Sales transfer fee	DRelease price for nonvestor loan for 31-74 Exunits excl Bidgs 11-13	investor loan for 16-30 units excl Bldgs 11-13	Release price for	Gem homes	1st35 homes	Release price to Pru-	2 Release price to RDA	Sales commissions 3.0%	Adjustment for Pre-Con		Building 9	Building 14	Building 7	Building 6	Building 5	Building 12	Building 13	Building 11	Building 8	Building 3	Building 10	Building 1	Building 2	Building 4				
	agreement	70% & other	e Bldgs 11-13	es price excl E			v,	1/5		₩.	*		\$	200000000000000000000000000000000000000	struction Disc		•	40	*	\$	s	s	s	₩.	*	₩.	\$	44	43	\$		Sales Price	'n	
	ROCEEDS	terms per	releases	ldgs 11-13	1.0%	1.0%	30,000	15,000		45,000	25,000		12,350.00	3.0%	1.00	3	355,000	355,000	355,000	355,000	355,000	430,000	430,000	430,000	355,000	285,000	430,000	285,000	285,000	325,000	building	Sales Price per unit in	5 000 #	
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202,000	- \$		569,800 \$	(140.200) \$	(7,100) \$	(7,100) \$		(30,000) \$			(50,000) \$			(21 300) \$		000,017									710,000									
טטכוכוכוג ל			ᆈ	- 1			\$ (90									\$ 1,775,000					\$ 1,065,000				\$ 710							Monta 15	donth 15	
,000	1		,500 \$	(395.500) \$	(17,750) \$	(17,750) \$	\$ (000,00)	(30,000) \$			(125,000) \$			(53.750) \$		\$ 000,					\$ 000,				710,000									
¢ 000,000,1	1		1,289,500 \$	(485.500) \$	(17,750) \$	(17,750) \$	(150,000) \$				(185,000) \$			(53.050) \$		1,775,000	710,000				1,065,000											Month 16		
7,245,500				(525 500) \$	(17,750)	\$ (17,750) \$	\$ (150,000) \$,			\$ (225,000) \$			(53.750)		\$ 1,775,000	1			\$ 1,065,000												Month 17	Aonth 17	
v	n es		ᆈ	1	\$			45					S 4			ď	,			s							s					Month 18		
1,070,010,1			1,070,850 \$	474 150) \$	(14,950) \$	(14,950) \$	(120,000) \$	•			(180,000) \$		(49,400) \$			1,495,000 \$				1,065,000 \$							430,000							
249,900	1		249,900		(3,550)	(3,550)	(30,000)				(45,000) \$		(12,350)			355,000	1			355,000												Month 19		
\$ 503,840	(519		\$ 1,023,450	336)	\$ (12,900	\$ (12,900	\$ (30,000	,			(135		\$ (37,050)			\$ 1,290,000							\$ 860,000				\$ 430,000					Month 20		
v			\$	^	\$ (006,	,900) \$	\$ (000,	s			\$ (000)		S 40	n		s	1						s ·				0					Month 21		
365,380			1,404,600 \$	1000 315	(17,200) \$	(17,200) \$					(180,000) \$	100	(49,400) \$	(E1 C00)		1,720,000								1,290,000										
\$ 822,105 \$	2		\$ 3,160,350		\$ (38,700) \$	\$ (38,700) \$					\$ (405,000) \$		\$ (111,150)			\$ 3,870,000 \$						\$ 2.580.000		\$ 1,290,000								Month 22	:	
Ş	\$		*	1			w	₩.				4	<i>^</i> •			\$						5		0								Month 23	:	
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444																																Month 24		
\$	\$		\$ 5		· •	· •	•	· •			\$		· ·			- \$																		
,			. .				,																									Month 25		
\$	\$		*		\$	₩.	₩.	v,			₩.	٠	n 40			s																Month 26		
-			. .				•				•																					1 26		

NOTES(1) With a confirmed plan becomes 0.

	_		30			
Building 1	Building 2	Building 4		SALES PROJECTIONS	ISLAND VIEW CROSSING II, LP	
n	s	\$	Sales	\$ SNC	OSSING II, LP	

Bolton	Case 17-14454	1-elf D	oc 327-	£ File	d 08/1		Entere	d	08/	13	/20	17	7:5	6:0	6	[Des	sc		
Sales Price per unit in Bales Price per unit in Building Sales Price per unit in Bales Price per unit in Building Sales Price per unit in Bales Price per unit in Building Sales Price per unit in Bales Price per unit in Sales	NOTES- (1) With a confirmed pla	Total adjustments to sal SALES PROCEEDS befor Release price for Investor Loan for Bidgs	Other closing costs netted from sales price Sales transfer fee (Note 1)	Release price for newstor loan for 31-74 Xunits excl Bldgs 11-13	Release price for investor loan for 16-30 units excl Bldgs 11-13	Solst35 homes Release price to Pru- Gem homes	Adjustment for Pre-Cor Sales commissions Release price to RDA	Sales Price Factor	Building 9	Building 7	Building 5 Building 6	Building 12	Building 11	Building 3 Building 8	Building 10	Building 2 Building 1	Building 4			SALES PROJECTIONS
Units Month 27 Month 28 Month 29 Month 30 On	agreement NET SALES PR an becomes 0.	les price excl B re Bldgs 11-13 70% & other t				₩	struction Disco		6 0	n to	s s	6 0 0	n 40	6 6	\$	u u	*	Sales Price	45	
Month 27 Month 28 Month 29 Month 30 Month 27 Month 28 Month 29 Month 30 \$ 5 6 6 6 5 5 5 1,065,000 \$ 710,000 \$ 5 5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	COCEEDS	ldgs 11-13 releases erms per	1.0% 1.0%	30,000	15,000	25,000 45,000	3.0% 12,350.00	3	355,000	355,000	355,000	430,000	430,000	285,000 355,000	430,000	285,000	325,000	per unit in	5,000	
Month 28 Month 29 Month 30 \$ 1,065,000 \$ 710,000 \$ \$ \$ \$ \$ \$ \$ 710,000 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	w w	www	ss ss	s	v	⋄			4 4	in .	7	o u	. 6	4 0	4	on 01	7			
Month 29 Month 30 \$ 1,065,000 \$ 710,000 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ 710,000 \$ \$ 710,000 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$.											27	
Month 29 Month 30 \$ 1,065,000 \$ 710,000 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ 710,000 \$ \$ 710,000 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ \$ \$	**	€	₩.	₩.	₩.	* *	\$											Month	
Month 30 Month 30 S S S S S S S S S S S S S	[.].	. .		•				-											28	
Month 30 Month 30 S S S S S S S S S S S S S	1.1	11	s s	45	₩.	45	**		٧	*									Mon	
\(\)\(\)\(\)\(\)\(\)\(\)\(\)\(\)\(\)\(\	1,249,500	-	(17,750) (17,750)			(225,000)	(53,250) (61,750)	1,775,000	710,000	1,065,000									ıth 29	
7728 \$ \$ \$ \$	1.1		v v	\$	<		**		- 4	*									Mon	
	,062,728	(357,272) ,062,728		(56,872)		(180,000)	(42,600) (49,400)	,420,000	710,000	710,000									th 30	
10: 1,425 1,425 1,710 1,140 2,580 1,290 1,290 1,290 1,420 6,080 6,080 1,420 6,080 1,420 6,080 1,420 6,080 1,420 6,080 1,420 6,080 1,42	1		\$ \$	•	45		**		*	***	^ 4^	s s	10.1	s +s	s t	n 45	\$			
TALS TALS 1,000	(3,897,075) 16,390,503	(5,792,422) 20,287,578	(260,800) (260,800)	(776,872)	(225,000)	(2,585,000)	(782,400) (901,550)	26,080,000	1,420,000	1,775,000	2,130,000	1,290,000 2,580,000	2,580,000	1,140,000	1,720,000	1,425,000	2,275,000		TOTALS	

5-7 unit bldgs

40%

25%

20%

10%

5%

100%

	CONSTRUCTION PROJECTIONS	ISLAND VIEW CROSSING II, LP
# of		
ĭ		

	Units Lot#s	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
4 finish out	7 41-47 \$	138,941 \$	138,941 \$	138,941									
2 finish out	5 7-11 \$												
-	6 1-6								\$ 396,108 \$	247.568 \$	198.054 \$	99 027 \$	49 514
10	4 37-40		10	264,072 \$	\$ 198,054 \$	165,045	\$ 33,009	,					
ω	4 12-15					198,054	165,045	33,009	s				
8	6 16-21							,		396.108 \$		247.568 \$ 198.054 \$	99 027
I	6 31-36												
13	3 22-24												
12	6 25-30												
01	6 68-73								10	396.108 \$	247.568 \$	198.054 \$	99 027
ů,	7 48-54												
7	5 55-59												
14	4 60-63												
	64-67			ı							\$	264,072 \$	198,054
	73 \$	296,868 \$	296,868 \$	560,940 \$	462,126	\$ 363,099	\$ 198,054	\$ 33,009 \$	\$ 396,108 \$	1,039,784 \$	1,155,315 \$	احرا	
	m m s	Standard cost of unit: \$ 165,045 includes 4% c Estimate of time to construct: 3-4 unit bldgs 4-4.5 months Estimate of time to construct: 5-7 unit bldgs 4-5-5 months	init: \$ to construct: 3	\$ 165,045 i 3-4 unit bldgs 4	ncludes 4% cos 1-4.5 months	includes 4% cost increase/contingency 4-4.5 months 4-5-5 months	ingency						
	m	Estimate to complete partial buildings and modify per specifications	lete partial bui	dings and modi	fy per specifica	tions							
	8 8	Bldg #4 Bldg #2	36% 57%										
	ω	1s 3-4 unit bldgs	1st month 2 40%	2nd month 3	3rd month	4th month	5th month	TOTAL					

	Units Lot#s	Mo	Month 13	Month 14	₹	Month 15	Month 16		Month 17	2	Month 18	2	Month 19	>	Month 20	3	Month 21	Ζ	Month 22	Z	Month 23	3	-	Month 24
ish out	7 41-47																							
ish out	5 7-11																							
	6 1-6																							
	4 37-40																							
	4 12-15																							
	6 16-21	\$	49,514																					
	6 31-36				٠	396,108 \$	247,568	45	198,054	45	99,027	s	49,514											
	3 22-24		\$	198,054	\$	148,541 \$	123,784	*	24,757	45	,													
	6 25-30					\$	396,108	s	247,568 \$		198,054 \$	S	99,027 \$	s	49,514									
	6 68-73	\$	49,514																					
	7 48-54	\$	115,532 \$	57,766																				
	5 55-59							s	330,090 \$		206,306	s	165,045	\$	82,523	*	41,261							
	4 60-63										264,072 \$		198,054 \$		165,045	S.	33,009 \$	S						
	4 64-67	\$ 10	165,045 \$	33,009	*											•		•						
	73	\$ 3	79,604 \$	379,604 \$ 288,829 \$ 544,649 \$ 767,459 \$ 800,468 \$ 767,459 \$ 511,640 \$ 297,081 \$	\$	544,649 \$	767,459	\$	800,468	\$	767,459	\$	511,640	\$	297,081	\$	74,270 \$	°		١۳		,	\$	\$

	Building 9	Building 14	Building 7	Building 6	Building 5	Building 12	Building 13	Building 11	Building 8	Building 3	Building 10	Building 1	Building	Building		ISLAND V
	9	14	7	60	5	12	13	11	80	ω	10	1	Building 2 finish out	Building 4 finish out		ISLAND VIEW CROSSING II, LP
73					•	•			_			_			# of Units	SNO FF
ω	4 64-67	4 60-63	5 55-59	7 48-54	6 68-73	5 25-30	3 22-24	6 31-36	5 16-21	4 12-15	4 37-40	6 1-6	5 7-11	7 41-47	Lot#s	
S															Month 26	
۔ ج															26	
1															Month 27	
s																
,															Month 28	
-															Month 29	
s																
,															Month 30	
\$	*	\$	\$	s	\$	\$	s	s	s	s	\$	\$	\$	\$		
\$ 10.958.348	660,180	660,180	825,225	1,155,315	990,270	990,270	495,135	990,270	990,270	660,180	660,180	990,270	473,779	416,824	TOTALS	

ISLAND VIEW CROSSING II, LP SITE IMPROVEMENTS

	Mo	Month 1	Month 2 Month 3 Month 4 Month 5 Month 6 Month 7 Month 8 Month 9 Month 10 Month 11 Month 12	Month 3	Mo	nth 4	Mo T	nth s	ă,	nth 6	N.	onth 7	Mor	nth 8	Mor	ith 9	Mon	th 10	Mont	h 11	Month
ion			\$120,000	\$200,000																	
K E	\$	108,556																			
			\$ 60,000 \$ 5,000 \$ 50,000																		
			\$ 15,000																		
e																					
or ig																					
	\$	257,795	257,795 \$ 64,449																		
	s	36,635	36,635 \$ 31,445 \$ 20,000 \$	\$ 20,000	\$		\$	١.	5	١.	S	,	\$		\$	ļ '	s		\$	'	\$
	ľ	402,986	402,386 \$345,884 \$220,000 \$	000,022¢	ľ	١,	0	١.	v	ŀ	v	ŀ	ď	ľ	4	١.	ď	ŀ	ď		5

SITE IMPROVEMENTS

PECO-Utility Crossing-Penn DOT improvements Roads within property Topsoil add per remediation Pump station improvemer ISLAND VIEW CROSSING II, LP

Month 13 Month 15 Month 16 Month 17 Month 18 Month 19 Month 20 Month 21 Month 22 Month 23 Month 24 Month 25 Month 26 Month 27 Month 28 Month 29 Month 30 TOTALS

				for	an B		v 5	6				8	ted		'	tion	ents	
\$531,075	\$ 48,280 \$ 14,000 \$ 44,445 \$		\$257,795												\$225,000			
5 154,000	\$ 14,000													\$ 140,000				
\$488,894	\$ 44,445		\$ 64,449			\$180,000	000,002¢	\$ 200 000										
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\$2,142,848	94,804		644,488			\$ 180,000	00,000	\$ 15,000	50,000	5,000	60,000	08,556		40,000	25,000	120,000	00,000	

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	Ex	hibit A	Page 13	of 28	P = 0		_			

ibit Noteibit Note-

A. Erosion Control	\$	28,406.66
B. Woodland Removal	**	10,000.00
C. Excavation	45	1,374.50
D. Earthwork	\$	24,931.70
E. Storm Sewer	s	6,000.00
F. Sanitary Sewer (A)	45	5,428.00
G. Site improvements	\$	320,636.50
H. HOP (Highway Occupancy Permits) Improvements		
I. Striping & Signage	s	8,300.00
J. Site Landscaping	\$	93,220.70
K. Miscellaneous	45	146,190.00
Spread of cost assumptions	s	644,488.06
Month 1	s	257,795.22
Month 3	s	64,448.81
Month 13	٠,	257,795.22
Month 15	s	64,448.81

TRI PARTY DEVELOPMENT AGREEMENT COSTS See Note Below.

PROJECT COSTS ISLAND VIEW CROSSING II, LP See Notes Below

Month 2

Month 3

Month 4

Month 5

Month 6 Month 7

Month 8 Month 9

Month 10

Month 11

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Onsite security & emergency Marketing & Advertising (6) Sales (3) construction management firm (1) Construction management fee (1) Model/Sample Furnish/Decorate (5) Insurance (4) Office expense (2) Net profit of optional sales to

United States Trustee Qrtly fees (7) current) Property taxes (past due as required + maintenance

Structural engineer for Phase II Plans Architect for Phase II Plans

Other direct project related fees (8) Specific Project Cost Contingency at

Libexpenses

A4. Annual premium financed: 1/3

Lidown, remaining balance in 5.- Costs to supply Model Townhome installments over 9 months

subsequent followup costs are also marketing/advertising costs; Estimate of upfront

Bankruptcy Fees 7.-Placeholder for US Trustee

Misc fees and expenses as required

100,000	166 950	7,950 \$			55,000	9,000 \$		30,000	45,000	10,000	10,000	,
k	۸	s				\$	45		\$	45	s	s
		4,087				9,000	41,075		11,667	10,000	10,000	
1	^	*				\$		\$	s	45	45	\$
22,200	200	4,533				9,000		30,000	11,667	10,000	10,000	
ŀ	ا۲	5	S	6	*	\$	43		43	\$	s	43
*CC,24	402 CV	11,552	16,000	58,300	55,000	9,000	41,075		11,667	10,000	10,000	
ŀ	۰Ι	*				\$			43	\$	s	\$
05,700	007 63	4,087 \$ 4,533 \$ 11,552 \$ 3,033 \$ 3,033 \$				9,000 \$ 9,000 \$ 9,000 \$ 9,000 \$			11,667	10,000	10,000	,
1	م	\$				*			\$	Ş	s	\$
00,700	200	3,033				9,000			\$ 11,667	10,000	10,000	
V	٦	\$	45	s		5	45	s	s	s	s	s
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V	2	\$				\$			*	s	s	\$
03,700	200	3,033				9,000 \$ 9,000 \$ 9,000 \$				10,000	\$ 10,000	
1 V	2	\$			\$	\$			s	\$	s	s
\$ 570,801¢	350	4,908			37,500	9,000			\$ 11,667	10,000	10,000	
1	1	€5		S		5			\$	s	\$	s
117,040	117040	5,573		58,300		9,000		,	4,167	10,000	10,000	
V		\$				\$				\$ 1	\$ 1	s
> 51,450		5,573 \$ 2,450 \$ 2,450				9,000 \$ 9,000 \$ 9,000				\$ 10,000	\$ 10,000	,
V	١,	S				*				45	\$	\$
\$ 51,450		2,450				9,000				\$ 10,000	10,000	

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7Placeholder to Bankruptcy Fees 8Misc fees and	down, remaining installments over 5. Costs to suppl 6. Estimate of upmarketing/adver subsequent folloreflected.	1Construction r 1Construction r 1Construction r 2Cost of mainta 2Cost of mainta 2Cost of managen accounting, purc 3Sales Director	Ornice expense (a) Sales (3) Insurance (4) Model/Sample F Marketing & Adv Onsite security & maintenance Property taxes (f current) United States Tru Architect for Pha Structural engine Other direct proj Specific Project (2) 5%	Admin: Construction ma Net profit of opt construction ma

Construction management fee (1) Net profit of optional sales to PROJECT COSTS See Notes Below

ISLAND VIEW CROSSING II, LP

current) Property taxes (past due as required + Onsite security & emergency Marketing & Advertising (6) Office expense (2) maintenance Model/Sample Furnish/Decorate (5) Insurance (4) Sales (3) construction management firm (1)

United States Trustee Qrtly fees (7) Architect for Phase II Plans

Specific Project Cost Contingency at Other direct project related fees (8) Structural engineer for Phase II Plans

on sales optional add-ons; and cash 1.-Construction management fee paid per agreement: monthly fee;net profit Cost of maintaining office for surplus % calculated at end of Phase I.

project management and sales; accounting, purchasing, payroll etc. Sales Director and related direct expenses

6.- Estimate of upfront 5.- Costs to supply Model Townhome down, remaining balance in 4.- Annual premium financed: 1/3 installments over 9 months

marketing/advertising costs; 7.-Placeholder for US Trustee reflected. subsequent followup costs are also

Misc fees and expenses as required

\$170,415 \$133,699 \$173,076 \$ 182,665 \$63,700 \$ 74,200 \$ 120,715 \$ 59,500 \$ 59,500 \$ 112,840 \$47,250 \$ 89,250 \$ 114,940 \$ 53,725 \$ 53,725

*	40	*	\$	***	*	Mo
8,115	58,300	9,000	\$ 10,000	10,000 10,000 45,000	20,000	nth 13
\$	\$ \$	*			5	M
6,367	33,333 33,333	9,000		\$ - \$ 10,000 \$ 10,000 \$ 11,667	20,000	onth 14
<	**	\$		***	\$	Mo
8,115 \$ 6,367 \$ 8,242 \$	\$ 37,500 \$ \$ 33,334 \$ 33,334	\$ 000,6 \$ 000,6 \$ 000,6		\$ 10,000 \$ \$ 10,000 \$ \$ 11,667 \$	20,000	Month 13 Month 14 Month 15 Month 16
\$	\$ \$	40		***	\$	Mor
8,698 \$ 3,033 \$	55,000 58,300	9,000 \$ 9,000 \$		10,000 \$ 10,000 \$ 10,000 \$ 10,000 \$ 11,667 \$ 11,667 \$	\$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$ 20,000 \$	
404		*		\$ 1 5 1	\$ 2	Mo
3,033		9,000		\$ 10,000 \$ 10,000 \$ 10,000 \$ 11,667	0,000	Month 17 Month 18
	₩.	S	\$		*	Mon
3,533 \$		9,000 \$	10,000	10,000 \$ 10,000 \$ 11,667 \$	20,000	
*	₩.	*		~~~~	5	Mo
5,748	58,300	5,000		10,000 10,000 11,667	20,000 \$ 20,000 \$	Month 19
\$		\$		***	\$	₹
5,748 \$ 2,833 \$		5,000 \$ 5,000 \$		10,000 \$ 10,000 \$ 10,000 \$ 10,000 \$ 11,667 \$ 11,667 \$	20,000	Month 20 Month 21
*		*		***	100	Mo
2,833 \$		5,000 \$		10,000 \$ 10,000 \$ 11,667 \$	20,000 \$	
\$	₩.	\$		***	₩.	M
5,373 \$ 2,250 \$	58,300	5,000 \$ 5,000 \$		10,000 10,000 4,167	20,000	Month 22
\$		\$		\$ \$ \$	\$ 2	×
2,250		5,000		\$ - \$ \$10,000 \$ \$10,000 \$	\$ 20,000 \$	Month 23 Month 24
S		S		\$ \$ \$ \$	40	Mon
4,250 \$		5,000 \$		10,000 \$ 10,000 \$	60,000 \$	th 24
\$	45	\$		***	\$	Month
5,473	58,300	4,500 \$		10,000 \$ 10,000 \$ 11,667 \$	15,000 \$	25
\$		\$		***	*	Mo
5,473 \$ 2,558 \$		4,500 \$		10,000 \$ 10,000 \$ 11,667 \$	15,000 \$	Month 26
S		5		***	S	Mo
2,558		4,500		10,000 10,000 11,667	15,000	Month 27

Case 17-14454-elf			Entere	d 08/13/20	9 17:56:06	Desc	
Bankruptcy Fees 8Misc fees and expenses as required	4 Annual premium financed: 1/3 Lodown, remaining balance in installments over 9 months 5 Costs to supply Model Townhome 6 Estimate of upfront marketing/advertising costs; subsequent followup costs are also reflected.	1Construction management fee paid Oper agreement: monthly fee;net profit Open sales optional add-ons; and cash Surplus % calculated at end of Phase I. 2Cost of maintaining office for project management and sales; Paccounting, purchasing, payroll etc. 3Sales Director and related direct bexpenses	of 28 5%	United States Trustee Ortly fees (7) Architect for Phase II Plans Structural engineer for Phase II Plans Other direct project related fees (8)	Sales (3) Insurance (4) Model/Sample Furnish/Decorate (5) Marketing & Advertising (6) Onsite security & emergency maintenance	Admin: Construction management fee (1) Net profit of optional sales to construction management firm (1) Office expense (2)	ISLAND VIEW CROSSING II, LP PROJECT COSTS See Notes Below
			w w	v. v.	v vv	w w	Mon
			6,848 143,815	27,500 58,300	10,000 11,667 4,500	15,000	Month 28
			w w			w w	Mo
			2,558 53,725		10,000 11,667	15,000	Month 29
			√ √	₩.	v v	www.	Mor
			5,098 107,065	58,300	10,000 4,167 4,500	15,000	Month 30
			53 4 4	***	s ssss	www.	70
			\$ 152,311 \$ - \$3,198,536	267,500 583,000 100,000 100,000 16,000	300,000 347,500 100,000 143,225 219,000	570,000	TOTALS

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% per agreement	Calculable base \$	Phase 1 \$	Prudential pre-pet loan releases during	Property taxes Pre-Construction \$	Prudential pre-pet loan distribution N	RDA interest payments during Phase 1 \$	RDA principal payments during Phase 1 \$	RDA releases during Phase 1 \$	RDA distribution N,	Add backs per agreement	Beginning distributable amount \$	Contractor distribution per agreement:	
5% \$	7,732,811	2,585,000		120,000	/A	65,219	938,000	782,400	N/A		3,242,192		
386,641													

Remaining Cash Balance at End of Phase 1

3,242,192

CONSTRUCTION MGMT SURPLUS CASH FEE PER AGREEMENT:

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TBD		nterim Trustee
210,000	45	Debtor's Counsel
75,000	ĸ	Trustee's Tax Accountants
690,000	45	frustee's Advisors (Newbridge)
925,000	s	Trustees Counsel
946,050	\$	rustee Commission

Calculation \$ \$	Calculation of Trustee Commission: \$ 21,070,503 Cash Rece \$ 5,792,422 Payments \$	of Trustee Commission: 21,070,503 Cash Receipts 5,792,422 Payments deducted from Sales Proceeds
45	5,792,422	Payments deducted from Sales Proceeds
*	3,897,075	3,897,075 Payments deducted from Sales Proceeds
*	(1,000,000)	(1,000,000) Deduct 1st \$1MM which has higher % rate
*	29,760,000	29,760,000 Total of above
*	892,800	892,800 Total base above \$1MM X 3% (A)
\$	53,250	53,250 Fee on first \$1,000,000 (B)
 \$	946,050 A+B	A+B

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Proje	
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Marketing	
Costs:	

000	Initial Artwork/Illustration Sales Office Displays- Design & Production Sales Office Displays-	s s	5,575 4,500
-	Design & Production Sales Office Displays-	· ·	4,500
•	Signs	s s	5,250
•	Printing	\$	6,975
	Advertising Website Design,	\$	5,000
	Production & Installation	\$	6,275
	TOTAL	^	TOTAL \$ 41 075

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Available for draws	plus Accrued Interest posted	Total loan balance including accrued interest posted Accrued interest posted Subtotal-MAX less LOAN BAL	ERevolving loan availability MAX	Calculation of interest Interest posted quarterly	15 OEnding Investor Debt Balance	: ZW	OI .	Additional investor loan payment amount	(Units sold in Bldgs 11-13)(sec 8.4)	13)(sec 8.3) Release price to Investor	Release price to Investor (16- 30 units sold excl Bidgs 11-13) (Sec 8.2) Release price to Investor (31- 73 units cold excl bidgs 11	Investor Loan Funding Investor Interest charge accrued	Balance Appraisal Loan Origination Fee Investor Attorney Fees	ISLAND VIEW CROSSING II, LP INVESTOR LOAN INFO Interest rate: 9.25% Beginning Investor Debt
₩.	\$	\$ \$	<∧		\$			٠	\$	*	₩.	ed \$	***	
3,282,700	3,282,700	1,417,300	4,700,000	-	1,417,300						,	1,337,300	10,000 45,000 25,000	Month 1
\$ 2,4	\$ 2,4	\$ 2,2	\$ 4,7	₩.	\$ 2,2	ĺ		\$	s	<>	<>	٠٠ «	\$ 1,4	_
\$ 2,468,295	\$ 2,468,295	2,231,705	\$ 4,700,000	10,925	2,231,705			•				814,404	1,417,300	Month 2
\$ <u>1</u>	\$ 1,	w vs	\$	4 40	ψ, ω			₩.	₩.	₩.	₩.	45	\$ 2,	
1,540,359	1,540,359	3,159,641	4,700,000	17,203 28,128	3,159,641			,				927,937	2,231,705	Month 3
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858,190	858,190	3,869,938 28,128	\$ 4,700,000	24,356	3,869,938							682,168 28,128	3,159,641	Month 4
₩.	45	w w	₩	v,	40			\$	*	S	40	*	45	-
378,676	378,676	4,349,451 28,128	4,700,000	29,831	4,349,451							479,514	3,869,938	Month 5
•	\$	w w	₩.	\$ \$\$	s			s	\$	*	*	45	40	Gi .
140,000	140,000	4,588,128 28,128	4,700,000	33,527 87,713	4,588,128			,				238,677	4,349,451	Month 6
45	\$	\$ \$		**	\$			\$	45	*	**	*		6
140,000	140,000	4,675,841 115,841	\$ 4,700,000	35,367	4,675,841			,				87,713	\$ 4,588,128	Month 7
4.5	<>	~ ~ ~	\$ 4	**	\$			\$	5	\$	₩.	₩.		
140,000	140,000	4,675,841 115,841	4,700,000	36,043	4,675,841			,			,		\$ 4,675,841	Month 8
45	S	**	45	**	ts.			⋄	\$	\$	*		₩.	
155,000	155,000	4,660,841 115,841	4,700,000	36,043 107,453	4,660,841						(15,000)		4,675,841	Month 9
45	45	**	<>	₹5	S			45	\$	₩.	44	₩.	45	
185,000 \$	185,000 \$	4,738,294 \$ 223,294 \$	4,700,000 \$	35,927 \$	4,738,294			,			(30,000) \$	107,453	4,660,841 \$	Month 10
v	0,			••	\$			\$	S	S	6	•		
110,000	110,000	4,813,294 223,294	4,700,000	36,524	4,813,294							75,000	4,738,294 \$	Month 11
₩.	\$	w w	₩.	\$ \$5	\$			\$	₩.	15	₩.	<>	₩.	
55,000	55,000	4,868,294 223,294	4,700,000	37,102 109,554	4,868,294			,			(45,000)	100,000	4,813,294	Month 12

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Available for draws	Total loan balance including accrued interest posted Accrued interest posted Subtotal-MAX less LOAN BAL plus Accrued Interest posted	Exhibit A Calculation of interest Max	Sending Investor Debt Balance	20 E e 22 of	Additional investor loan payment amount	73 units sold excl bldgs 11- 13)(sec 8.3) Release price to Investor (Units sold in Bldgs 11-13)(sec	Release price to Investor (16- 30 units sold excl Bidgs 11-13) (Sec 8.2) Release price to Investor (31-	Investor Loan Funding Investor Interest charge accrue	Balance Appraisal Loan Origination Fee Investor Attorney Fees	ISLAND VIEW CROSSING II, LP INVESTOR LOAN INFO Interest rate: 9.25% Regioning Investor Debt
45	ν ν ν 4	w w			* *	• •	45	w w	٠٠	
105,000 \$	4,927,848 \$ 332,848 \$ 105,000 \$	37,526 \$ 4,700,000 \$	- 1			,	(75,000) \$	25,000 109,554	4,868,294 \$	Month 13
135,000	4,897,848 332,848 135,000	37,985 4,700,000	4,				(30,000)		4,927,848	Month 14
45	* **	√ √ √ √ √ √ √ √ √ √ √ √ √ √ √ √ √ √ √	• •		٠ ٠	· •	\$		₩.	-
255,000 \$	4,777,848 \$ 332,848 \$ 255,000 \$	37,754 \$ 113,266 4,700,000 \$				(90,000) \$	(30,000) \$	₩.	4,897,848 \$	Month 15
930,360 \$	4,215,754 \$ 446,114 \$ 930,360 \$	36,829 \$ 4,700,000 \$	ı		(525,360) \$	(150,000) \$	· •	113,266	4,777,848 \$	Month 16
1,080,360 \$	4,065,754 \$ 446,114 \$ 1,080,360 \$	32,496 \$ \$ 4,700,000 \$	- 1		, ,	{150,000}	,		4,215,754 \$	Month 17
1,200,360 \$	3,945,754 \$ 446,114 \$ 1,200,360 \$	31,340 \$ 100,666 4,700,000 \$	3,945,754 \$		· ·	(120,000)		€5	4,065,754 \$	Month 18
1,230,360 \$	4,016,420 \$ 546,780 \$ 1,230,360 \$	30,415 \$ 4,700,000 \$	4,016,420 \$		· ·	(30,000) \$	· •	100,666	3,945,754 \$	Month 19
1,779,970 \$	3,466,810 \$ 546,780 \$ 1,779,970 \$	30,960 \$ \$ 4,700,000 \$	3,466,810 \$		(519,610) \$	(30,000) \$	•		4,016,420 \$	Month 20
2,819,190 \$	2,427,590 \$ 546,780 \$ 2,819,190 \$	26,723 \$ 88,098 4,700,000 \$	2,427,590 \$		(1,039,220) \$, ss		1 /2	3,466,810 \$	Month 21
4,700,000 \$	177,444 \$ 634,878 \$ 5,157,435 \$	18,713 \$ 4,700,000 \$	177,444 \$		(2,338,245) \$, ss	•	88,098	2,427,590 \$	Month 22
4,700,000 \$	177,444 \$ 634,878 \$ 5,157,435 \$	1,368 \$ \$ 4,700,000 \$	177,444 \$		· ·	•	, so		177,444 \$	Month 23
4,700,000	177,444 634,878 5,157,435	1,368 21,448 4,700,000	177,444						177,444	Month 24

Case 17-14454-e	elf	Doc 3	27-6 Evt	Filed 08	B/13/	20 E	Ente	red C	8/13	/20 17:	:50:06 D	esc	;
Available for draws	plus Accrued Interest posted	Total loan balance including accrued interest posted Accrued interest posted Subtotal-MAX less LOAN BAL	MAX	Filed 08 nibit A Calculation of interest named to be a calculation of interest posted quarterly	Ending Investor Debt Balance	23 o	f 28	(Units sold in Bldgs 11-13)(sec 8.4)	73 units sold excl bldgs 11- 13)(sec 8.3)	Release price to Investor (16-30 units sold excl Bidgs 11-13) (Sec 8.2)	Loan Origination Fee Investor Attorney Fees Investor Loan Funding Investor Interest charge accrue	Balance	ISLAND VIEW CROSSING II, LP INVESTOR LOAN INFO Interest rate: 9.25% Beginning Investor Debt
45	45	**	45	45	5		*	\$	45	₩.	45	45	
4,700,000	5,157,435	198,892 656,327	4,700,000	1,368	198,892						21,448	177,444	Month 25
45	\$	**	₩.	<.	\$		*	40	₩.	<.		*	
4,700,000	5,157,435	198,892 656,327	4,700,000	1,533	198,892			,				198,892	Month 26
₩.	\$	w w	₩.	* *	\$		43	\$	S	₩.	₩.	\$	
4,700,000	5,157,435	203,326 660,761	4,700,000	1,533 4,434	203,326					,	4,434	198,892	Month 27
v,	\$	\$ \$	•	<>	\$		44	•	45	\$	₩.	\$	
4,700,000 \$	5,157,435	203,326 660,761	4,700,000	1,567	203,326							203,326	Month 28
•	*	• •	₩.	₩.	\$		\$	₩.	\$	••	45	\$	
4,700,000	5,307,435	53,326 660,761	4,700,000	1,567	53,326				(150,000)			203,326	Month 29
₩.	45	\$	₩.	44 44	5		\$	•	45	₩.	44	\$	
4,700,000	5,364,307	(0) 66 4, 306	4,700,000	411 \$ 3,546 \$	(0) \$		· •	,	(56,872) \$		3,546 \$ \$ \$ \$	53,326	Month 30
					1					_	4.		
				664,306 664,306	(0)		(525,360)	(3,897,075)	(776,872)	(225,000)	45,000 25,000 - 4,680,000 664,306	500	TOTALS

Ending PrePet Prin Balance	Release prits per agreement \$	Month 1 Month 2 Month 3 Month 4 Month 5 Month 6 Month 7 Month 8 Month 9 Beginning PrePet Balance: \$ 4,092,444 \$ 4,092,444 \$ 4,092,444 \$ 4,092,444 \$ 4,092,444 \$ 4,092,444 \$ 4,092,444 \$ 3,992,444 \$ 3,817,444
\$ 4,092,444	•	Month 1 \$ 4,092,444
\$ 4,092,444	٠,	Month 2 \$ 4,092,444
\$ 4,092,444	\$	Month 2 Month 3 Month 4 4,092,444 \$ 4,092,444 \$ 4,092,444
\$ 4,092,444		Month 4 \$ 4,092,444
\$ 4,092,444	\$	Month 5 \$ 4,092,444
\$ 4,092,444	\$	Month 5 Month 6 \$ 4,092,444 \$ 4,092,444 \$
\$ 4,092,444 \$ 4,092,444 \$ 4,092,444 \$ 4,092,444 \$ 4,092,444 \$ 4,092,444 \$ 3,992,444 \$ 3,817,444 \$ 3,692,444	\$ (100,000)	Month 7 \$ 4,092,444
\$ 3,817,444	\$ (175,000)	Month 8 \$ 3,992,444
	- \$ (100,000) \$ (175,000) \$ (125,000) \$ (50,000) \$	Month 9 \$ 3,817,444
\$ 3,642,444	\$ (50,000)	Month 10 \$ 3,692,444
\$ 3,642,444 \$ 3,642,444 \$ 3,567,444		Month 10 Month 11 Month 12 \$ 3,692,444 \$ 3,642,444 \$ 3,642,444
\$ 3,567,444	\$ (75,000)	1 Month 12 4 \$ 3,642,444

ISLAND VIEW CROSSING II, LP
PRE PET LOAN INFO
(Prudential)

\$ 4,092,444

ISLAND VIEW CROSSING II, LP
PRE PET LOAN INFO
(Prudential)

rea	00/14	5/ 2	10) 1	7:50	o: uu	D	25	C			
Ending RDA Debt Balance		Release pmts per sales	Principal payments	RDA Debt Interest payments	Estimated Interest charge	2.55% Month 1 Month 2 Month 3 Month 4 Month 5 Month 6 Month 7 Month 8 Month 9 Month 10 Month 11 Month 17 Beginning RDA Debt Balance: \$ 2,116,140 \$ 1,812,140 \$ 1,695,140 \$ 1,695,140 \$ 1,695,140 \$ 1,695,140 \$ 1,695,140 \$ 1,695,140 \$ 1,695,140 \$ 1,445,740 \$ 1,359,290 \$ 1,297,540 \$ 1,272,840 \$ 1,272,840	rate	2.35%	7/19/18:	Current LIBOR rate per WSJ	Interest rate: LIBOR +.2,	ISLAND VIEW CROSSING II, LP RDA LOAN INFO
\$ 1		\$	s	S	45	\$ 2						
,812,140			(304,000) \$ (117,000)	(4,497) \$	4,497 \$	Month 1 2,116,140						
\$ 1		*	\$	S	\$	\$ 1						
,695,140		,	(117,000)	(3,851) \$	3,851 \$	Month 2 ,812,140						
\$ 1		\$		\$	\$	\$ 1						
,695,140		,		(3,602) \$	3,602 \$	Month 3 ,695,140						
\$		s		s	S	\$						
1,695,140				(3,602) \$	3,602 \$	Month 4 1,695,140						
\$		₩.			\$	45						
\$ 1,812,140 \$ 1,695,140 \$ 1,695,140 \$ 1,695,140 \$ 1,695,140 \$ 1,695,140 \$ 1,445,740 \$ 1,359,290 \$ 1,297,540 \$ 1,272,840 \$ 1,272,840 \$ 1,272,840 \$ 1,235,790				(3,602) \$	3,602 \$	Month 5 1,695,140						
\$ 1		\$		\$	\$>	\$ 11						
695,140		,		(3,602) \$	3,602 \$	Month 6 ,695,140						
\$ 1		₩.	\$	4	\$	\$ 1						
,445,740		(49,400) \$	(200,000)	(3,602) \$	3,602 \$	Month 7 ,695,140						
\$ 1				s	\$	\$ 1						
,359,290		(86,450)		(3,072) \$	3,072 \$	Month 8 ,445,740						
\$ 1		S		s	₩.	\$ 1						
,297,540		(61,750)		(2,888) \$	2,888 \$	Month 9 ,359,290						
S 1		s		S	*	\$						
,272,840		(86,450) \$ (61,750) \$ (24,700) \$		(2,757) \$	2,757 \$	Month 10 1,297,540						
\$ 1		S	,	S	\$	\$						
,272,840		,		(2,705) \$	2,705 \$	Month 11 1,272,840						
\$		₩	,	s	\$	\$						
1,235,790		(37,050)		(2,705)	2,705	Month 12 1,272,840						

	g RDA Debt Balance		
	\$ 1,812,14		
	0 \$ 1,695,14		
	10 \$ 1,695,14		
	10 \$ 1,695,14		
	10 \$ 1,695,14		
	0 \$ 1,695,140		
	10 \$ 1,445,74		
	10 \$ 1,359,2		
	90 \$ 1,297,540		
	10 \$ 1,272,84		
	0 \$ 1,272,8		
	40 \$ 1,2		
- 1	w	1	

Ending RDA Debt Balance RDA Debt Interest payments Principal payments Estimated Interest charge 2.55% Month 13 Month 14 Month 15 Month 16 Beginning RDA Debt Balance: \$ 1,235,790 \$ 1,174,040 \$ 1,032,340 \$ 970,590 \$ Release pmts per sales Adjust for annual stated loan 1,174,040 (2,626) \$ \$ (61,750) \$ 2,626 \$ 1,032,340 (2,495) \$ (117,000) (24,700) \$ 2,495 45 (61,750) \$ 970,590 \$ (2,194) \$ 2,194 908,840 (61,750) \$ (2,063) \$ 2,063 s \$ 847,090 \$ 797,690 \$ Month 17 908,840 \$ 847,090 \$ (61,750) \$ (1,931) \$ 1,931 s (1,800) \$ \$ (49,400) \$ Month 18 1,800 s (1,695) (200,000) Month 19 585,340 \$ 548,290 \$ 498,890 \$ 387,740 \$ 387,740 \$ 387,740 \$ 387,740 \$ 387,740 \$ 387,740 797,690 \$ 585,340 \$ 548,290 \$ (12,350) \$ 1,695 s s Month 20 (37,050) \$ (1,244) \$ 1,244 Ś Month 21 (49,400) \$ (111,150) \$ 1,165 (1,165) \$ \$ 498,890 \$ Month 22 (1,060)1,060 s Month 23 387,740 \$ (824)824 Month 24 387,740 \$ (824)824 5 45 Month 25 387,740 (824)824 s 45 t/s ts Month 26 387,740 (824)824 s \$ Month 27 387,740 (824)824

rate

Interest rate: LIBOR +.2, Current LIBOR rate per WSJ

RDA LOAN INFO

ISLAND VIEW CROSSING II, LP

7/19/18:

Ending RDA Debt Balance 7/19/18: Release pmts per sales RDA Debt Interest payments
Principal payments Adjust for annual stated loan rate ISLAND VIEW CROSSING II, LP
RDA LOAN INFO
Interest rate: LIBOR +.2, Estimated Interest charge 2.55% Month 28 Month 29 Month 30 Beginning RDA Debt Balance: \$ 387,740 \$ 387,740 \$ 325,990 Current LIBOR rate per WSJ 2.35% 387,740 (824) 824 325,990 \$ 276,590 (61,750) \$ (824) 824 Month 30 (49,400) (693)693

*

65,219

TOTALS

* * *

(65,219) (938,000) (901,550)